



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, December 11, 2013 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Ann Wixom, Staff: Derek Imlay, Kevin Bennett, Kyle Gubler, and Christy Ballard; Public: Richard Hirschi, Steven Lisonbee.

Commissioners Michael Hinckley and Karl Benson have been excused.

I. Call to Order: Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Kyle Gubler.

II. Approval of Minutes:

Commission may approve the minutes of the November 13, 2013 regular meeting.

Motion was made by Commissioner Hugh Howard to approve the November 13, 2013 regular meeting minutes, second by Commissioner Allen Bice. Motion carried unanimously.

III. Approval of Agenda

Motion was made by Commissioner Allen Bice to approve the agenda as written, second by Commissioner Hugh Howard. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-Nothing to report.
2. Economic Development Committee-Kyle reported Family Dollar is open.

There has been a person contact staff inquiring about the property south of Zion View Estates.

The property owner of the parcel directly south of Family Dollar has contacted the City, if anyone knows of a business interested in locating there let Kyle know he will tell the owner of the property and they will pursue that.

3. Director of Operations-Derek reported the Silver Acres project and the 2014 Road Maintenance should both be starting the beginning of February.

Sunset View Estates is still working on some issues.

He has received plans for the Main Street extension down to the location of the new school.

There has been a lot of citizen water breaks staff has been helping with.

Commissioner Wixom asked if Derek knew the cause of the power surges La Verkin has been having and wondered if RMP would help people whose furnace circuit boards were fried because of them.

Derek replied that RMP reported the main transmission line needed to be fixed and that caused the power surges, he was not sure if they would offer any assistance for issues caused by the surges.

V. Business:

1. Discussion on zoning, development and permitted uses in the Downtown area.

Anna thanked Derek for the enlarged maps included in the packet. The first map shows the full overview of La Verkin City limits. The second is the different colored zones, and the third has got dotted lines in 100 foot increments to show how far back the layering of zones could go on State Street.

Derek has the same maps printed larger laid out on the back table so everyone moved to the back to work around them.

The two maps laid out were the colored zone map and the map with the 100 foot increments.

There was a discussion of possible uses for layering the zoning, such as different businesses who wouldn't need State Street frontage or using one of the layers as a buffer zone from commercial to residential with condo's or apartments.

One of the concerns mentioned was one parcel of property being divided into multiple zones and how that would affect the property owner and their plan for the property.

Kevin commented that the lines are just a guide line, something to help visualize the layering concept. It could be layered in a way that would not break up parcels of property.

The concept of a mixed use zone was discussed such as businesses with people living above them.

Derek pointed out that the development who tried to go in on the top side toward Virgin would have doubled the size of La Verkin. They only have one small parcel of property that could have commercial on it.

Steven Lisonbee mentioned that most zoning is done to protect or work toward a strategic plan and wondered if indeed La Verkin had a master plan.

Kevin said there is a plan but it was done backwards. The zones were done first and then the plan was created with references back to the zoning. The concepts are still listed such as walkable down town and tree lined streets. The Planning Commission is now trying to get back to the concepts listed in the master plan.

Ann asked if there was anything written down specifying what each zone was going to be.

Anna answered that there was a working project where they wrote down the different zones and what they intended them to be but nothing was ever put into specifics.

Kevin said that when he got here there were several table top displays of how they envisioned La Verkin. A surveyor had been called in to determine the different areas and there is mention of the different zones and how to implement them in the General Plan which Kevin has included in past packets.

Ann commented it looks like there is a lot of overlap with Downtown and Tourist maybe it would be best to have one zone with multiple uses to cover both, particularly at either end of town with General Commercial in between.

Allen mentioned that Tourist is for condos, hotels and some supporting businesses.

Kevin pointed out that the Downtown is for the residents, it is where they will shop. Ann questioned why the Tourist zone is at the south end of town and not where the tourists are getting off I15. The hotel is setting on the area marked as Downtown.

Kyle said the idea is to decide what you envision and how you envision it and then create the zone to make that happen.

There was a discussion of what the Commissioners would like to see at the Intersection of HWY 17 & 9 such as condos, hotels, and restaurants. It was decided that it should be the Tourist zone and move the Downtown area by the City Park. A smaller Downtown or Tourist area could go by the bridge on the other end of town.

Mixed use in the downtown zone was discussed, specifically allowing people to live above shops.

Kevin suggested putting the Downtown off the highway. There are four lanes of traffic that would have to be crossed to get to shops etc.

Ann pointed out UDOT has gotten very strict with access so we need to find different access points off the main highway.

The speed limit on Highway 17 will change once there are more businesses on State Street.

Steve Lisonbee suggested developing a theme for the Downtown area to help solicit businesses.

Commissioner Bice feels the Tourist zone should go up to 500 North.

2. Discussion on vacation rentals in Commercial and Residential zones.

Kevin asked if Bed & Breakfasts and vacation rentals should be included in the Tourist zone.

Ann does not feel vacation rentals should be included in the traditional residential zone. They are a good thing to have in a buffer zone.

Commissioner Bice said he doesn't have a problem with a Bed & Breakfast in residential because someone lives there but he did not like the idea of a vacation rental next door.

Anna felt like a vacation rental is a win win for both the property owner and the City.

Commissioner Howard likes the idea of the vacation rental.

There was a discussion of the pros and cons of vacation rentals in residential zones and if they would be enforced by business license or the police department.

It was decided to move Downtown from the intersection of Hwy 9 & 17 and make it Tourist.

Mixed Use should not be directly on State Street but the zone behind it.

Ann would like to remove the color from the zoning map and draw the overlay lines a bit darker just to get rid of the labels for the next meeting.

Anna pointed out making the zone behind State Street more flexible for the land owner would be better so their options aren't too limited on what they could do with their own property.

Ann stated that when we discuss vacation rentals we need to figure out how we will protect the homeowners around them.

The top side could still be developed also.

VI. Adjourn:

Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Allen Bice. Motion carried unanimously at 7:43pm.

Minutes taken on behalf of the City Recorder by Christy Ballard.



Planning Commission Chair

1-8-14

Date Approved